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Official copy of register of title

Title number EX12292

Edition date 30.03.2021

- This official copy shows the entries on the register of title on 16 NOV 2023 at 14:07:38.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Nov 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NEWHAM

- 1 (27.11.1936) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the North West side of Camel Road and under the Silvertown By-Pass, West Ham.
- 2 (27.11.1936) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 11 November 1935
 Term : 99 years from 25 March 1936
 Rent : £85
 Parties : (1) The West Ham Corporation
 (2) Pinchin Johnson and Co. Limited
- 3 (03.11.1999) The landlord's title is registered.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 5 (20.04.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (20.04.2007) The structure of the Docklands Light Railway viaduct, the airspace above the viaduct structure, the piers and columns supporting the viaduct structure and the pier subsoil of the part tinted blue on the title plan and more particularly described in the Transfer dated 12 February 2007 referred to below. Lease determined. Register closed.
- 7 (20.04.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 12 February 2007 made between (1) City Aviation Properties Limited and others and (2) Docklands Light Railway Limited.

NOTE: Copy filed under EGL519266.

- 8 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property

A: Property Register continued

Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

- 9 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the Tail Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110.

- 10 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the R Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (30.03.2021) PROPRIETOR: DOCKLANDS AVIATION GROUP LIMITED (Co. Regn. No. 05879149) of City Aviation House, London City Airport, London E16 2PB.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 4 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the Tail Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 5 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the R Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 6 (30.03.2021) The price stated to have been paid on 15 March 2021 was £1.
- 7 (30.03.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants in the register and of indemnity in respect thereof.
- 8 (30.03.2021) The covenant implied under section 4(1)(b) of the Law of

B: Proprietorship Register continued

Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (01.10.2010) The land is subject for a term of 99 years from 7 September 2010 to the rights granted by a lease dated 7 September 2010 of land at London City Airport, Connaught Road made between (1) City Aviation Properties Limited and (2) National Grid Gas Plc.

NOTE:-Copy filed under EGL577316.
- 2 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.
- 3 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.
- 4 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 5 The land is subject to the lease set out in the schedule of leases hereto.
- 6 (21.09.2007) By a Deed dated 14 September 2007 made between (1) Marketspur Limited and (2) London City Airport Limited the terms of the Leases dated 28 October 1999 referred to in the schedule of leases hereto were varied. The said Deed also rectified the extent of the land demised.

NOTE: Copy Deed filed under EGL518714.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	21.09.2007	Part of London City Airport	28.10.1999 20 years from 23.12.1998 to and including 22.12.2018	EGL527798
		<i>NOTE 1: The lease comprises also other land.</i>		
		<i>NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 14 September 2007.</i>		
		<i>NOTE 3: The lease dated 28 October 1999 referred to above has been determined as to the land edged and lettered X in green on the title plan.</i>		
2	21.09.2007	Part of London City Airport	28.10.1999 4 years from 23.12.2018 to and including 22.12.2022	EGL527799
		<i>NOTE 1: This is a reversionary lease.</i>		
		<i>NOTE 2: The lease comprises also other land.</i>		
		<i>NOTE 3: See entry in the Charges Register relating to a Deed of Rectification dated 14 September 2007.</i>		
		<i>NOTE 4: The lease dated 28 October 1999 referred to above has been</i>		

Title number EX12292

Schedule of notices of leases continued

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	determined as to the land edged and lettered X in green on the title plan.		

End of register